

Thorne Carter

& Aspen

EST 1911

At home in **Town** or **Country**

**01884 33333**



**Peter Street, Exeter,  
EX5 4NX**

This delightful semi-detached, period cottage nestles in a quiet, secluded setting along Peter Street within easy reach of the town centre and regular bus service. An early inspection of this lovely period home in the highly regarded Duchy Town of Bradninch is strongly recommended.

**Asking Price £300,000**

[thornebarrettandaspen.co.uk](http://thornebarrettandaspen.co.uk)

**Description**

This delightful semi-detached, period cottage nestles in a quiet, secluded setting along Peter Street within easy reach of the town centre and regular bus service. Warmed by gas central heating, the ground floor offers a generous, beamed sitting room with Inglenook and woodburner, dining room, kitchen and ground floor bathroom, whilst on the first floor are three bedrooms to be found, with the largest enjoying an en-suite shower room. Having been re-roofed, together with the installation of two large Velux windows, providing excellent natural light to the attic rooms served by a charming spiral staircase. Outside, the large rear garden faces west and overlooks open fields. An early inspection of this lovely period home in the highly regarded Duchy Town of Bradninch is strongly recommended.

**Situation and Amenities**

Tucked just off the High Street, a short walk from the village store, two pubs and the Guild Hall. Bradninch is a small town with a village feel that features a strong community. There is lots on offer with a park, tennis courts and cricket ground, football team, thriving primary school and allotments. Regular events throughout the year include a music festival, folk club, open gardens, town fair and 12th Night Parade. There is also a town choir and Millers Morris! There are many local walking paths from your doorstep with excellent access to open countryside. A more extensive range of facilities is to be found in the nearby country town of Cullompton, with its High Street shops and two supermarkets. Cullompton also offers a modern library, sports centre, secondary school and M5 intersection facilitating rapid commuting south to the Cathedral City of Exeter and north to the county town of Taunton. The surrounding countryside offers a wealth of rural pursuits, with the nearby Blackdown Hills being designated as an area of Outstanding Natural Beauty. The nearby National Trust estate of Killerton also offers extensive walks through the gardens, grounds and arboretum. The comparatively central Mid Devon location places the picturesque National Parks of Dartmoor and Exmoor, together with the North and South Devon coastlines all within a modest car journey.

**Buying an investment? Please contact our lettings department on  
01884 33333**



#### **Key Features**

Period semi-detached cottage  
Tucked away, popular Bradninch setting  
Gas central heating  
Glorious beamed Sitting Room with Inglenook  
Kitchen  
Dining Room/Conservatory  
Bathroom  
Principal Bedroom with En-Suite Shower/W.C.  
Two further Bedrooms  
Bright and airy Attic Rooms  
Long rear garden adjoining fields  
Gas central heating and double glazing  
Mains electricity, water, gas and drainage  
8 miles Exeter, 21 miles Taunton  
Tiverton parkway Railway Station 8 miles  
EPC rating "D" / Council Tax Band "C"  
Freehold



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